

LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

Volume 5 | Technical Appendices

CFA6 | South Ruislip to Ickenham

Landscape report (LV-001-006)

Landscape and visual assessment

November 2013

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Department
for Transport

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1 Introduction

1.1.1 The landscape and visual appendix for the South Ruislip to Ickenham (CFA6) comprises:

- a summary of engagement with technical stakeholders (Part 1);
- an environmental baseline report (Part 2);
- assessment matrices (Part 3); and
- a schedule of not significant effects (Part 4).

1.1.2 Maps referred to throughout the landscape and visual appendix are contained in the Volume 5, Landscape and Visual Assessment Map Book.

Part 1 Engagement with technical stakeholders

1 Introduction

1.1.1 This Section describes engagement that has been undertaken with technical stakeholders in relation to the landscape and visual assessment for CFA6.

Table 1: Stakeholder engagement

Stakeholder	Comment	Response
London Borough of Hillingdon (LBHi) October 2012	LBHi was contacted by email and sent plans showing proposed viewpoints and details of the landscape and visual assessment methodology. No response received.	Assessment undertaken based on the viewpoints as sent out for consultation with modifications resulting from changes to the Proposed Scheme.
Greater London Authority (GLA) September 2012	Initial meeting held 27 September 2012 and an email response was received 24 October 2012. Recommendation to follow the full assessment process described in the London View Management Framework (LVMF) 2012 Supplementary Planning Guidance ¹ . Agreed which strategic viewpoints are to be included in the assessment as baseline information and verified photomontages.	No further action required for CFA6.
Natural England (NE) September 2012	NE responded to initial consultation on 25 September 2012. No specific comments were made relating to the London Metropolitan area. NE encourages the local authorities to comment on viewpoints in their local communities and landscapes that are important to them.	The London boroughs affected by the scheme and the GLA have been contacted. No further action required for CFA6.

¹Mayor of London (2012), *London View Management Framework Supplementary Planning Guidance*.

Part 2 Environmental baseline report

1 Introduction

- 1.1.1 This Section describes the baseline for landscape character areas (LCA) and visual assessment viewpoints located within the South Ruislip to Ickenham study area. A summary of the landscape and visual baseline is provided in Volume 2, CFA Report 6, South Ruislip to Ickenham, Section 9. The LCA Maps LV-02-019a to LV-02-024-L1 (Volume 5, Landscape and Visual Assessment Map Book), which are based on an aerial photograph, also help to provide an overview of the character of the area, illustrating the pattern of development, distribution of open spaces and spread of vegetation.
- 1.1.2 This Section is organised as follows:
 - information on each LCA identified within the study area, including a description of the area and an analysis of the condition, tranquillity, value and sensitivity of each LCA. These are ordered from south to north along the route of the Proposed Scheme;
 - information on the nature of the existing views towards the Proposed Scheme from identified representative visual assessment viewpoints, during both winter and summer, and day time and night-time where relevant. These are ordered from south to north along the route of the Proposed Scheme; and
 - future baseline conditions are also described.

2 Landscape character assessment

- 2.1.1 The LCA have been determined with reference to a number of published studies, at the national and Greater London level. Those of relevance to the study area are described below:
 - Barnet Plateau Natural Landscape Area ³, which summarises the area as interwar urban areas bisected by substantial transport routes, bordered with patches of industrial land, farmland and golf courses interspersed with blocks of native woodland; and
 - Ruislip Plateau Natural Landscape Area² identifies core settlements of Ruislip and Pinner as the centre of the Ruislip Plateau Natural Landscape Area, with the settlements of Harrow, Northwood and Ickenham extending across the majority of the Natural Landscape Area, with the exception of an area of countryside to the north-west.
- 2.1.2 Descriptions of all the LCA identified within the study area are provided below. The LCA are shown on Maps LV-02-019b to LV-02-024-L1 (Volume 5, Landscape and Visual Assessment Map Book). A summary description of the LCA most likely to be affected is included in Volume 2, CFA Report 6, Section 9.
- 2.1.3 Where LCA are located across boundaries between other CFA (i.e. CFA6 South Ruislip to Ickenham and CFA5 Northolt Corridor), the baseline descriptions for these LCA are reported in each CFA appendix in their entirety.

³Natural England (2011), *London's Natural Signatures: The London Landscape Framework*

Northolt Residential LCA

This LCA extends partly into CFA6 but the majority falls within the Northolt Corridor (CFA5). The area of Northolt consists of high density, largely inter-war housing surrounding a settlement core and areas of more modern properties. Houses are two storey semi-detached or terraced, fronting relatively wide streets with small front gardens and a number of street trees. The overall layout and pattern is relatively ordered, regular and domestic in scale. There are a number of small open spaces scattered around the residential estates, designated as public open space (POS), including Islip Manor Park, Northolt Park and the open space north of Mandeville Road.

Several schools and community centres including Northolt Leisure Centre, Northolt High School and Willow Tree Primary School are located in the residential area with sports grounds and car parks adjacent.

Belvue Park located to the south of the Chiltern Main Line (CML) forms part of Northolt Village Green Conservation Area, POS and green belt. The green belt continues westwards along the A40 corridor.

The CML located in a cutting and lined with dense mature trees and shrubs, runs through this character area.

Landscape condition

The residential areas and open spaces are relatively well maintained and in good repair. The overall landscape condition is fair.

Tranquillity

The presence of major infrastructure including the A40, A312, A3090 and the railway lines introduces heavy traffic and train movements into the area. The surrounding residential roads and associated traffic tends to be lighter out of peak times. There is some sense of seclusion within the residential areas with enclosure provided by adjacent buildings. There is relatively low light spill within the residential areas with higher light levels within well used areas of this LCA. Overall the area is considered to have a medium tranquillity.

Landscape value

Although there is a small conservation area within this character area and an area of green belt along the A40 the extensive residential areas are likely to be locally valued by residents. There are public and community open spaces located within this LCA.

Sensitivity

Due to the fair condition, medium tranquillity and local value this character area has a medium sensitivity to change.

Figure 1: Northolt Residential LCA Date taken: 28 June 2012. Nikon D3200 35mm lens



South Ruislip Industrial LCA

This character area is located to the south and west of Victoria Road, and is largely to the north of the railway line. It comprises industrial and commercial estates and incorporates Victoria Retail Park. There is a mixture of large and small retail and industrial units, typically 7m in height, occupied by car dealers and retailers, including Sainsbury, Currys and DFS. Buildings are predominantly large warehouses constructed in the late 20th century style. Vegetation within the area is limited, with occasional tree and shrub planting along Victoria Road and in car parks around the retail and industrial units.

The CML runs predominantly along the southern edge of the LCA, at an elevated level close to Ruislip High School and at ground level further west.

Landscape condition

The character area is generally well maintained. There is evidence of some littering. Some of the roadside vegetation requires maintenance. Overall, however, the landscape condition is fair.

Tranquillity

This area contains a high volume of traffic as a result of the retail and industrial units. Furthermore, Victoria Road is a busy local route. There is a low level of screening afforded by existing vegetation within the industrial and commercial units. The LCA is characterised by high frequency of use which results in a low levels of isolation and seclusion. Therefore, this area has a low tranquillity.

Landscape value

The area has limited landscape value due to its industrial land use.

Sensitivity

Due to the fair condition, low tranquillity and limited value of the LCA, it has a low sensitivity to change.

Figure 2: South Ruislip Industrial LCA Date taken: 8 February 2013. Nikon D3200 35mm lens



South Ruislip Residential LCA

This large area is located east of Field End Road and to the north of the CML which is situated on existing embankment partially lined with mature vegetation. The area consists largely of two storey semi-detached houses, with occasional pre and post-war bungalows on Willow Grove and Willow Gardens. Buildings are in a variety of styles - generally rendered, often in pebble-dash, with porches and bay windows. The main streets within the area, (including West End Road, Victoria Road and Cornwall Road), have wide footways with grass verges, tree planting and car parking along both sides of the street. Traffic volumes tend to be higher in these streets. The northern end of Victoria Road includes a shopping arcade with shops below two and three storey flats. There is a small conservation area, Manor Way, between Eastcote Road and Pembroke Road to the north of the LCA.

There are a number of open spaces within the character area, mostly consisting of formal play areas with play equipment and allotments south of the Fairway and adjacent to Ruislip Rugby Club.

Yeading Brook is located centrally within this area. Tree cover along the banks forms a green corridor running through the LCA, linking to Ruislip Gardens Open Space which also incorporates a footpath and a recreational area.

Landscape condition

The character area is generally well maintained. Most of the housing stock is in good repair. The streets are clean although in some areas paving requires maintenance. The overall landscape condition is fair.

Tranquillity

The area is dominated by residential roads. Hence traffic is limited, except at peak times, and tends to be relatively slow moving. There is a sense of seclusion within the local open green spaces and limited open vistas in the residential areas contributing to localised enclosure. The main roads, open spaces and community institutions appear to be frequently used. There is a relatively low light spill within the residential areas, however, light levels are higher within well used areas of this LCA. Although there are pockets of medium tranquillity overall the residential areas are considered to have a low tranquillity.

Landscape value

Although a small proportion of the LCA encompasses a conservation area, Manor Way, most areas within the LCA are residential which are likely to be valued by local community. Therefore, the landscape is considered to be of local value.

Sensitivity

Due to the fair condition, low tranquillity and local value of the LCA, it has a medium sensitivity to change.

Figure 3: South Ruislip Residential LCA Date taken: 8 February 2013. Nikon D3200 35mm lens



Northolt Aerodrome LCA

Located to the south of the CML, Northolt Aerodrome has a distinct character due to its land use. It has been an airfield since May 1915 and is home to a number of Royal Air Force (RAF) Squadrons, including the No. 32 (The Royal) Squadron. It has a single operational runway, and includes a mixture of different buildings, such as aircraft hangars, warehouses and barracks, together with associated infrastructure. Generally, tree cover within the base is limited to widely spaced groups of trees located adjacent to buildings. Planting along the boundaries of the airfield is more regular; there is a dense belt of trees along the northern boundary, which separates the airfield from neighbouring housing to the north. There is a strong hedgerow along the eastern boundary of the airfield, which screens the site from the A4180, West End Road. To the south along the A40, Western Avenue, the boundary edge is more open and is formed by a combination of fences and occasional tree and shrub planting. The boundary is less defined to the west of the airfield, consisting predominantly of pasture, with a fence along the field edge.

Landscape condition

The area is generally well maintained. Buildings are well looked after and vegetation is regularly pruned. Therefore, the landscape condition is considered good.

Tranquillity

The airfield is regularly used and due to the nature of the land use has limited screening with open vistas across the area. Airport infrastructure and associated buildings are present. Therefore the area is considered to have a low tranquillity.

Landscape value

The LCA has limited landscape value due to the commercial/industrial nature of the land use.

Sensitivity

Due to the combination of its good condition, low tranquillity and limited value, the LCA has a low sensitivity to change.

Figure 4: Northolt Aerodrome LCA Date taken: 8 February 2013. Nikon D3200 35mm lens



West Ruislip Residential LCA

This area is located to the east of Ickenham Road and west of the well vegetated Metropolitan London Underground Line, which runs in a north-east to south-west direction. The CML bisects the area. The area is characterised by late 20th century housing, in a mixture of housing styles and types, including detached, semi-detached, terraces and low apartment blocks. Building heights are generally two storey, with apartment blocks three storeys high. Most properties possess garages and or driveways for parking, and small front gardens. The urban layout is irregular, with curving streets and cul-de-sacs, typical of this period of development. There are large areas of open space around the housing blocks. They often, however, have no defined function and do not incorporate play areas.

Landscape condition

The character area is generally well maintained and most of the housing stock is in good repair. The streets are clean, although in some areas paving requires maintenance. The overall landscape condition is fair.

Tranquillity

The presence of major infrastructure including the Ickenham Road and the overground and underground lines introduces heavy traffic and train movements into the area. The surrounding residential roads and associated traffic tends to be lighter out of peak times and relatively slow-moving. There is some sense of seclusion within the residential areas, with enclosure provided by adjacent buildings. There is a relatively low light spill within the residential areas, however, light levels are greater within well used areas of this LCA. Overall the area is considered to have a low tranquillity.

Landscape value

The area is likely to be locally valued by residents within the character area. The CML bisects the area and the land use immediately adjacent to the railway corridor accommodates a car park and storage facilities which is of limited landscape value.

Sensitivity

Due to the fair condition, low tranquillity and overall local value of the LCA, it has a medium sensitivity to change.

Figure 5: West Ruislip Residential LCA Date taken: 8 February 2013. Nikon D3200 35mm lens



Ruislip Ickenham Residential (North and South) LCA

This area encompasses West Ruislip and Ickenham to the north of the Ruislip Golf Course (northern part) and to the south of CML (southern part). The majority of this area comprises post-war residential housing, which is largely two storey semi-detached houses, with occasional bungalows mixed into the layout. Properties tend to be set back from the road with mature front gardens. The buildings are in a variety of styles - they are generally rendered, often in pebble-dash, with porches and bay windows. Many of the streets are wide, with mature street trees planted in verges and cars parked on the street. Other streets within the area are narrower, with street trees within the footways. Sharps Lane, Manor Road and The Drive are examples of a small number of streets with large, post-war detached dwellings with garages and front gardens. The River Pinn corridor provides a linear green corridor running roughly north south through the area linking to other areas of open space. There are two conservation areas: Ruislip Village and Ickenham Village located respectively to the north and south of the LCA.

The CML crosses this character area predominantly level with the surrounding landscape. The Metropolitan London Underground line defines the eastern boundary and the A40 runs along the southern boundary of the area.

Landscape condition

The character area is generally well maintained. Most of the housing stock is in good repair. The streets are clean, although in some areas paving requires maintenance. The open space and landscapes surrounding the residential blocks are reasonably well maintained. The overall landscape condition is good.

Tranquillity

The presence of major infrastructure including the A40, A4180, the Ickenham Road and the railway and underground lines introduces heavy traffic and train movements into the area. The extensive residential areas and associated traffic, however, tends to be lighter out of peak times and relatively slow-moving. There is a sense of seclusion within the residential areas, with enclosure provided by adjacent buildings, Ruislip woods and also existing vegetation along the River Pinn corridor. There is a relatively low light spill within the residential areas. Light levels are greater, however, within well used areas of this LCA. Overall the area is considered to have medium tranquillity.

Landscape value

The area includes two conservation areas: Ruislip Village and Ickenham Village, which have borough value, however, they are located on the far edges of the LCA. Elsewhere, the area is likely to be locally valued by residents within the character area. Hence the landscape is of local value.

Sensitivity

Due to the good condition, medium tranquillity and local value, the LCA has a medium sensitivity to change.

Figure 6: Ruislip Ickenham Residential (North and South) LCA Date taken: 8 February 2013. Nikon D3200 35mm lens



Ruislip Golf Course LCA

Ruislip Golf Course is located to the west of the B466 Ickenham Road and north of the railway line. It was opened in 1922. It was designed by golfer Sandy Herd and is a good example of a traditional parkland course. The golf course forms part of the green belt.

The golf course is enclosed by structural planting on all sides, ensuring that it is self-contained and does not significantly influence its neighbours. As is typical of a golf course, there are intensively managed areas of grass on the greens, interspersed with tree and shrub planting to separate and screen the different drives and holes.

The CML runs along the southern edge of the Ruislip Golf Course.

Landscape condition

The golf course is very well-maintained. Therefore, the overall landscape condition is good.

Tranquillity

Although this character area is bordered by roads, the traffic levels are relatively unobtrusive given the scale of the open space and the established tree cover providing enclosure. Therefore, the tranquillity of this character area is considered to be high.

Landscape value

The area is valued at a regional level as a result of its location within the green belt and golf course design by Sandy Herd.

Sensitivity

Due to good condition, high tranquillity and regional value, this character area has a high sensitivity to change.

Figure 7: Ruislip Golf Course LCA Date taken: 8 February 2013. Nikon D3200 35mm lens



Harefield Farmland LCA

This LCA is located to the west of the residential edges of West Ruislip and Ickenham, north and south of the CML, between Breakspear Road and Harvil Road. The land use is predominantly intensively managed farmland, largely pasture with some pockets of arable cultivation. Fields are generally small to medium in size and are regular in shape. There are some areas of woodland, including Newyears Green Covert, Copthall Covert and Ruislip Woods National Nature Reserve (NNR), and many of the fields are bordered by hedgerows and hedgerow trees. Buildings within the area are predominantly farms, such as St Leonard’s Farm, Elm Tree Farm and Crow’s Nest Farm, consisting of a mixture of two storey detached houses (the farmhouses) and associated outbuildings, such as barns and sheds. There are a number of commercial/industrial sites within this LCA, including a waste transfer station, recycling centre and maturation site. The CML, pylons and other infrastructure detract from the overall quality of the area. The presence of hedgerows and woodland blocks, however, help to integrate some of these elements. The main elements that fall within the study area include the River Pinn, The Hillingdon Trail public right of way (PRoW) (Footpaths R83, R85 and U86), Tile Kiln Lane and isolated properties. This LCA forms part of the green belt.

Landscape condition

The majority of this area is managed as farmland. Hedgerows are generally intact and the small to medium field scale maintained. There are country roads crossing the area, with evidence of potholes on some roads. The overall landscape condition is fair.

Tranquillity

Although this character area is bordered and intersected by roads, the traffic levels are relatively unobtrusive given the scale of the open space. The LCA is characterised by a large amount of woodland cover and dense hedgerows with wooded skylines. Development infrastructure is evident in places and some sources of low level light from traffic and scattered dwellings. Therefore, overall tranquillity of this character area is considered to be medium.

Landscape value

The area is valued at a regional level as a result of its location within the green belt and the presence of the Ruislip Woods NNR.

Sensitivity

Due to fair condition, medium tranquillity and regional landscape value, this character area has a high sensitivity to change.

Figure 8: Harefield Farmland LCA Date taken: 8 February 2013. Nikon D3200 35mm lens



3 Visual baseline

- 3.1.1 Descriptions of the identified representative viewpoints are provided below. The viewpoints are shown on Maps LV-07-019b to LV-07-024-L1 and LV-08-019b to LV-08-024-L1 (Volume 5, Landscape and Visual Assessment Map Book). For each viewpoint, the first part of the baseline description relates to the view during winter, the second part relates to the summer view for viewpoints considered in the operational assessment and, where relevant, the third part relates to the view at night-time.
- 3.1.2 Photographs have been included to represent the view of visual receptors from the viewpoint during winter and, where relevant, summer. For some visual receptors, no appropriate location from which to capture a representative photograph of the view was available, therefore no photograph has been included and the assessment has been undertaken based on professional judgement.
- 3.1.3 The number identifies the viewpoint locations which are shown on Maps LV-07-019b to LV-07-024-L1 and LV-08-019b to LV-08-024-L1 (Volume 5, Landscape and Visual Assessment Map Book). In each case, the middle number (xxx.x.xxx) identifies the type of receptor as follows:
1. protected views - these relate to those viewpoints, panoramas and viewing corridors that have been designated by local authorities, county councils or other relevant stakeholders. Protected views have a high sensitivity to change. None of these receptor types have been identified within the study area;
 2. residential views - these have a high sensitivity to change, as attention is often focused on the landscape surrounding the property, rather than on another focused activity (as will be the case in predominantly employment or industrial areas);
 3. recreational views - these receptors (apart from those engaged in active sports) generally have a high sensitivity to change, as attention is focused on enjoyment of the landscape. Tourists engaged in activities whereby attention is focused on the surrounding landscape or townscape also have a high sensitivity to change;
 4. transport views - travel through an area is often the means by which the greatest numbers of people view the landscape. Because of the glimpsed nature of the view from trains or vehicles, people travelling through an area on main roads have a low sensitivity to change, while those on scenic routes have a medium sensitivity. People travelling through urban areas (including pedestrians where the focus is not in recreation) generally have a low sensitivity to change although in residential areas this increases to medium;
 5. hotels and healthcare institutions - people staying in hotels and healthcare institutions have periods of time when their attention may be focused on the landscape, whilst at other times attention is more likely to be focused on other activities. Based on the level of interaction with the surrounding landscape, these receptors have a medium sensitivity to change;
 6. employment - people at work and within educational institutions are the least sensitive receptors, as their attention is likely to be focused on their work activity. These receptors have a low sensitivity to change; and
 7. active sports - people engaged in active sports have a low sensitivity to change as their attention is likely to be focused on their activity.

Viewpoint 039.6.001: View north-west from business units on The Runway and from Odyssey Business Park

This viewpoint is representative of views at ground level from business units on Odyssey Business Park.

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

The foreground of the view is partially screened by an existing fence and vegetation running along the fence. Views of the railway corridor may be possible, but are limited. Glimpses of the vegetation and industrial units north of the CML may be possible in the background of the view.

Summer

The view in summer is further screened by leaves on the deciduous vegetation in the front of fence line.

Viewpoint 039.2.002: View north-west from residential properties (bungalows) on Cavendish Avenue

This viewpoint is representative of views at ground level from residences on Cavendish Avenue.

Winter

This view (illustrated in Figure 9) shows existing properties and a brick wall in the foreground of the view. In the middle ground and background of the view there are partial glimpses of the industrial units on Odyssey Business Park. The CML is beyond the business park from this viewpoint.

Summer

In summer the view (illustrated in Figure 10) of the business park buildings are marginally more screened by the foliage of scattered trees and shrubs.

Figure 9: Viewpoint 039.2.002 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 10: Viewpoint 039.2.002 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 040.2.001: View south from residential properties on Victoria Road

This viewpoint is representative of views at ground level from the three storey residences on Victoria Road.

Winter

The view (illustrated in Figure 11) from the rear of the three storey residential properties is characterised by the presence of industrial and commercial buildings beyond the timber fencing in the foreground and middle ground of the view. The foreground is occupied by existing residential properties and an open space with grass, coniferous vegetation and wire mesh fencing.

Summer

The view is further screened in summer where intervening vegetation is present (illustrated in Figure 12), within the open space and rear gardens.

Figure 11: Viewpoint 040.2.001 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 12: Viewpoint 040.2.001 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 041.2.001: View north-east from dwellings on Trenchard Avenue and Portal Close

This viewpoint is representative of the typical view from residential properties on Trenchard Avenue and Portal Close.

Winter

The viewpoint is located on Trenchard Avenue which contains the closest residential properties to the CML. The view from the northern end of Trenchard Avenue and the two storey residential properties is dominated by a row of mature coniferous trees, obscuring views of the existing railway corridor and industrial estate behind (illustrated in Figure 13). The view from the upper floors of Numbers 32-35 Portal Close, will be over rear gardens in the foreground and a play area enclosed by trees along the railway corridor in the middle ground.

Summer

The view north and east in summer is further screened by the foliage on the deciduous vegetation in the front of residential properties and in the boundary hedgerow (illustrated in Figure 14).

Figure 13: Viewpoint 041.2.001 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 14: Viewpoint 041.2.001 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 041.6.002: View north-east from airport buildings

This viewpoint is representative of views at ground level from the buildings within the Northolt Aerodrome, taken from a footway adjacent to the airport buildings located behind the viewer.

Winter

This view (illustrated in Figure 15) looks along Trenchard Avenue towards the CML with West End Road crossing in the foreground. The view is framed to the north and south by a timber fence and existing vegetation, located predominantly within private gardens. The existing vegetation associated with the CML is in the background of the view. Views from the two and three storey buildings associated with the Northolt Aerodrome are largely contained by the two storey properties facing onto West End Road and associated garden vegetation.

Summer

In summer the vegetation in the foreground and located along Trenchard Avenue will form a dense boundary further screening views (illustrated in Figure 16).

Figure 15: Viewpoint 041.6.002 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 16: Viewpoint 041.6.002 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 042.2.001: View south from residential properties on Tiptree Road

This viewpoint is representative of views at ground level from residences on Tiptree Road.

Winter

In the foreground of the view (illustrated in Figure 17) a car park, garage, road, vegetation, fencing and walls are evident, with industrial unit (the former Focus store) and additional vegetation visible in the middle ground of the view, screening any further views beyond.

Summer

In summer the view (illustrated in Figure 18) does not change significantly due to the lack of deciduous vegetation within the view.

Figure 17: Viewpoint 042.2.001 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 18: Viewpoint 042.2.001 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 042.6.002: View south-east from industrial units on Braintree Road

This viewpoint is representative of the typical view from the industrial units on Braintree Road.

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

The viewpoint is located within the industrial park looking south-east towards the derelict area to the south of the former Focus DIY store. In the foreground the view is open towards the railway corridor, but framed to the north and south by existing industrial units. In the middle ground the view is screened by intervening fencing, vegetation and buildings.

Summer

The view in summer is further screened by leaves on the deciduous vegetation in the front of the intervening fencing.

Viewpoint 042.2.003: View south-east from residential properties on Manningtree Road and Bridgewater Road

This viewpoint is representative of views from residences on Manningtree Road and Bridgewater Road. The photograph was taken from a footway west of Bridgewater Road due to lack of access.

Winter
The views from residential properties to the south-east of Bridgewater Road and south of Manningtree Road (illustrated in Figure 19) are dominated by the middle ground views of the industrial buildings. In the foreground, existing trees and garden vegetation partially filter some views. The oblique views from the two storey residential properties to the north of Manningtree Road are dominated by the presence of houses in the foreground and commercial buildings in the middle ground.

Summer
In summer the view (illustrated in Figure 20) does not change significantly, although existing trees will partially screen views of the industrial buildings in the middle ground of the view.

Figure 19: Viewpoint 042.2.003 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 20: Viewpoint 042.2.003 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 042.3.004: View east from the recreation ground adjacent to Yeading Brook

This viewpoint is representative of views at ground level from the recreation ground adjacent to Yeading Brook.

Winter

This view (illustrated in Figure 21) is characterised by the open foreground and middle ground of the view across the recreation ground, framed to the north and south by trees and buildings along the boundary. The background of the view is characterised by residential properties receding into the distance and forming the skyline across the width of the panorama.

Summer

In summer the view (illustrated in Figure 22) is similar, with the foliage of mature trees strengthening the screening along the boundaries of the recreation ground, and enhancing screening to the rear of the properties on Bridgwater Road.

Figure 21: Viewpoint 042.3.004 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 22: Viewpoint 042.3.004 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 042.2.005: View south-east from residential properties on Dartmouth Road and from Ruislip High School

This viewpoint is representative of views at ground level from residences on Dartmouth Road. The photograph was taken from the road due to the lack of access.

Winter

The views from the two storey residential properties, the High School and the footpath to the north of Yeading Brook are characterised by the presence of existing trees along the Yeading Brook and along the property boundaries in the foreground. Limited, filtered views across the recreation ground to the properties in the background. This view (illustrated in Figure 23) looking south from the corner of Dartmouth Road shows existing properties in the foreground of the view framing the view. The middle ground and background of the view is characterised by mature trees receding into the distance.

Summer

In summer the view (illustrated in Figure 24) is similar, with the trees in the middle ground and background overlapping to form a dense landscape screen.

Figure 23: Viewpoint 042.2.005 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens



Figure 24: Viewpoint 042.2.005 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 045.2.002: View west from residential properties on Heacham Avenue, Tweeddale Grove, Aylsham Drive, Cranston Close, Haslam Close and Thorpland Avenue

This viewpoint is representative of views at ground level from residences on Aylsham Drive, taken from a footway to the front of the properties due to lack of access.

Winter
Views from the largely two storey residential properties (illustrated in Figure 25) are partially screened in the foreground by existing fencing, and railings. There are some views through the railings across open land, which extends into the middle ground of the view. In the background of the view existing properties located along the High Road, Ickenham and Coyle Drive are visible.

Summer
In summer the view (illustrated in Figure 26) is relatively unchanged, with some trees in leaf visible in the background of the view.

Figure 25: Viewpoint 045.2.002 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 26: Viewpoint 045.2.002 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 045.4.003: View north and north-west from West Ruislip Station and Ickenham Road Bridge

This viewpoint is representative of views at ground level from the footway on Ickenham Road.

Winter

The view from the bridge (illustrated in Figure 27) is characterised by the open views of the CML and lineside planting. In the foreground the railway line is evident receding into the distance. It is framed by tree and shrub planting north and south of the line, which also recedes into the distance forming the skyline across the width of the panorama. Built development is evident beyond the lineside planting with glimpses of the adjacent Ruislip Golf Centre and residential properties on Greenway to the north and south respectively.

Summer

In summer the view (illustrated in Figure 28) is similar with the lineside planting north and south of the line forming a dense woodland barrier screening the majority of views.

Figure 27: Viewpoint 045.4.003 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 28: Viewpoint 045.4.003 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 045.2.004: View west from tower block on Josiah Drive at Ickenham Park, south of the West Ruislip Station (up to six storeys)

This view is representative of the typical view from the six storey tower block on Josiah Drive/Coyle Drive at Ickenham Park. The existing CML is located to the north and north-west of the tower block. The photograph is taken from the Ickenham Bridge due to the lack of access.

Winter

The viewpoint is located on the Ickenham Bridge, close to the Josiah Drive tower block. The up to six storey residential development is located immediately adjacent to the east of Ickenham Road. In the foreground, is the Ickenham Road Bridge. The middle and background views are of the vegetation along the CML and within Ruislip Golf Course (illustrated in Figure 29). Views from the upper floors will be over a wider area with more open views of the railway corridor.

Summer

In summer, the mature vegetation in the background of the view provides a dense 'green' backdrop, although, there is little screening vegetation in the foreground of the view (illustrated in Figure 30).

Night-time

At night, the foreground of the view is well lit by public realm lighting and light spill from buildings in the vicinity of the viewpoint. The background of the view is relatively dark due to Ruislip Golf Course located behind the railway tracks although the driving range has floodlight facilities.

Figure 29: Viewpoint 045.2.004 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 30: Viewpoint 045.2.004 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 045.2.005: View north from residential properties on The Greenway

This viewpoint is representative of the typical view from residential properties on The Greenway. Photograph taken from the road due to lack of access.

Winter

The majority of properties along The Greenway are post-war bungalows, with a small number of modern two storey terraces at Buckland Court which are the closest properties to the railway corridor. The three storey flats facing onto High Road will have longer, but direct views along the railway line. The viewpoint is located on The Greenway looking north between the bungalows. The vegetation seen between the bungalows is typical of the views from the rear of the properties. The CML is located beyond rear garden vegetation, in the background of the view but obscured by the existing mature vegetation in back gardens and along the railway boundary. This includes both deciduous and coniferous trees and shrubs (illustrated in Figure 31).

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 32).

Night-time

At night, the foreground of the view is well lit by public realm lighting and light spill from buildings in the vicinity of the viewpoint. The background of the view is relatively dark due to an absence of lighting within Ruislip Golf Course located behind the railway tracks.

Figure 31: Viewpoint 045.2.005 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens



Figure 32: Viewpoint 045.2.005 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 046.2.001: View west from residential properties on Blenheim Crescent and Cordingley Road

This viewpoint is representative of the typical view from residential properties on Blenheim Crescent. The CML is located to the south behind the school and existing mature vegetation.

Winter

The foreground of the view is dominated by the playground and the school, which is also visible in the middle ground of the view screening views towards the CML. To the right of the view existing vegetation on the school boundary is evident, as is the footpath and road receding into the background of the view (illustrated in Figure 33).

Summer

The view in summer does not change significantly, although trees 'in-leaf' are more notable (illustrated in Figure 34).

Figure 33: Viewpoint 046.2.001 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 34: Viewpoint 046.2.001 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 046.2.002: View south and west from the Blenheim Care Centre, residential properties on Ickenham Close, from business units on Ickenham Road and from Ickenham Road

This viewpoint is representative of the typical view from residential properties on Ickenham Close, from business units on Ickenham Road, from Blenheim Care Home on Ickenham Road and from Ickenham Road itself. The CML is located to the south of this viewpoint.

Winter

The viewpoint is located on Ickenham Road, adjacent to the Blenheim Care Centre looking south-west towards the railway corridor. In the middle ground views of the CML and West Ruislip Station are possible from the residential properties and business units. Views, however, are framed by vegetation from back gardens and station buildings in the foreground (illustrated in Figure 35). There are oblique views of the railway corridor possible from the road. They are, however, partially screened by vegetation on both sides of the bridge embankment. There are close views of the railway line from the upper floors of the care centre.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated Figure 36).

Night-time

At night, the foreground of the view is relatively well lit by public realm lighting and light spill from buildings in the vicinity of the viewpoint. The background of the view is well lit by other buildings, possible floodlighting associated with the draining range and street lighting.

Figure 35: Viewpoint 046.2.002 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 36: Viewpoint 046.2.002 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 046.2.003: View south-east from residential properties on Ickenham Road and Harwell Close

This viewpoint is representative of the typical view from residential properties and business units on Ickenham Road and Harwell Close. The CML is located to the west of these receptors, in cutting.

Winter

This viewpoint is located on Ickenham Road, looking south-west towards the location of the CML. In the foreground of the view existing residential properties, fencing and vegetation are evident, largely screening any view towards the railway beyond. In the middle ground there are glimpsed views of the Ruislip Golf Centre (illustrated in Figure 37). The views from the two storey residential properties on the western side of Ickenham Road are characterised by existing garden vegetation and tree screening associated with the perimeter of the golf course. Views from properties to the east of the Ickenham Road are dominated by the adjacent properties in the foreground with oblique views of the golf course

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 38).

Night-time

At night, the foreground of the view is relatively well lit by public realm lighting and light spill from the road in the vicinity of the viewpoint. The background of the view is partially lit with floodlighting facilities associated with the golf driving range and associated car park lighting.

Figure 37: Viewpoint 046.2.003 – winter view Date taken: 24 January 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 38: Viewpoint 046.2.003 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 046.3.004: View south from Ruislip Golf Course club house

This viewpoint is representative of views from the Ruislip Golf Centre club house.

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

This view is partially screened by woodland and individual mature trees in the foreground of the view, glimpses of the CML may be possible through the existing vegetation. In the middle ground and background of the view glimpsed views of the existing properties on The Greenway may be possible.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation.

Viewpoint 046.2.005: View south from residential properties on Hill Lane, Sharps Lane, Hill Rise, Field Way and Glenhurst Avenue

This viewpoint is representative of the typical view from residential properties on Hill Lane, Sharps Lane, Hill Rise, Field Way and Glenhurst Avenue. The CML is located to the south of this location, at ground level.

Winter

This viewpoint (illustrated in Figure 39) is located on Hill Lane, looking south towards the CML. In the foreground, the view is open along Hill Lane, framed to the north and south by existing residential properties and hedgerows and trees within private gardens. In the middle ground of the view trees and woodland screen the majority of views receding into the background of the view. The residential properties on Hill Lane, Sharps Lane, Hill Rise, Field Way and Glenhurst Avenue are largely two storey with views over established gardens in the foreground and the tree lined Clack Lane and recreation ground in the middle ground which merge into the tree cover associated with the golf course.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 40).

Figure 39: Viewpoint 046.2.005 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 40: Viewpoint 046.2.005 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 046.3.006: View south for users of Ruislip Golf Course and from PRow (Footpath R146) across Ruislip Golf Course and from Ruislip Golf Course

This viewpoint is representative of the typical view from PRow (Footpaths R145, R146 and U81) and Ruislip Golf Course.

Winter

This view (illustrated in Figure 41), looking south-west towards the location of the railway corridor, is characterised by the typical managed landscape of a golf course. The foreground of the view is open across the golf course. In the middle ground, views are partially screened by intervening deciduous vegetation. In the background of the view existing mature vegetation screens any views beyond

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 42).

Figure 41: Viewpoint 046.3.006 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 42: Viewpoint 046.3.006 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 047.2.001: View north from residential properties on Oak Avenue and Parkfield Road, from the Ickenham Cricket Club Ground and from PRow (Footpath U81, Hillingdon Trail) along Ickenham Green

This viewpoint is representative of the typical view from residential properties on Oak Avenue and Parkfield Road, from Ickenham cricket Club and from Hillingdon Trail along Ickenham Green. The CML is located to the north of this location, at ground level.

Winter

The residential properties along Oak Avenue and Parkfield Road are a mix of two storey and bungalow dwellings set within established gardens. Foreground views are characterised by either adjacent residential property or woodland associated with the allotments on Ickenham Green. The views from the Hillingdon Trail PRow (Footpath U81) are similarly filtered by existing tree cover with more open views towards the Greenway and the CML in selected locations. This view (illustrated in Figure 43) is located on Oak Avenue, looking north towards the railway corridor. In the foreground, the view is characterised by existing properties to the east and to the west by middle ground views across Ickenham Cricket Ground. In the background of the view, existing mature trees and other vegetation largely screens views beyond.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 44).

Figure 43: Viewpoint 047.2.001 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 44: Viewpoint 047.2.001 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 047.2.002: View north from dwellings on Hoylake Crescent, from King George V Playing Field, from PRow (Footpaths U47 and U48, Celandine Route) north-east from Hoylake Crescent and Ickenham Cricket Club Ground

This viewpoint is representative of the typical view from residential properties on the northern side of Hoylake Crescent, from King George V Playing Field, from PRow (Footpaths U47 and U48) (north-east and north-west from Hoylake Crescent). The closest properties to the railway corridor on Hoylake Crescent are approximately 100m to the south. The CML is difficult to distinguish due to the intervening dense mature vegetation at the rear of the houses. The photograph was taken from the road due to lack of access.

Winter

The majority of the largely two storey properties on Hoylake Crescent are screened by existing tree cover along the property boundaries in the foreground. Views from the open spaces including the King George V Playing Field and the PRow (Footpaths U47 and U48) north of Hoylake Crescent have views of the CML largely framed and contained by mature vegetation. This view (illustrated in Figure 45) is located on the junction of Hoylake Crescent and Bushey Road. Two storey residential properties characterise the foreground of the view. There is mature vegetation planted behind the properties both within the back gardens and outside of the properties, on open spaces and sports fields. The tree cover obscures views of the CML. Glimpsed views of the railway corridor may be possible from upper floors.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 46).

Night-time

At night, the foreground of the view is relatively well lit by public realm lighting and light spill from buildings in the vicinity of the viewpoint. The background of the view is relatively dark due to the location of Ickenham Green and recreational grounds behind the residential properties.

Figure 45: Viewpoint 047.2.002 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 46: Viewpoint 047.2.002 – summer view Date taken: 6 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 047.2.003: View north and east from residential properties on Copthall Road West and from PRow (Footpath U51)

This viewpoint is representative of the typical view from residential properties on Copthall Road West and from PRow (Footpath U51). The photograph was taken from the road due to lack of access.

Winter

Views from the rear of properties to the north and east of Copthall Road are characterised by the mature gardens in the foreground and trees along the property boundaries. Further tree cover associated with the River Pinn and Breakspear Road South merge into the background of the view. This view (illustrated in Figure 47) is located on Copthall Road West looking north and east towards the CML. In the foreground, the view is almost entirely screened by existing two-storey properties. There are glimpsed views of mature trees possible in the background of the view.

Summer

The view does not change significantly in summer due to the lack of vegetation present in the view (illustrated in Figure 48).

Figure 47: Viewpoint 047.2.003 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 48: Viewpoint 047.2.003 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens



Viewpoint 047.2.004: View west from dwellings on Breakspear Road South and Swakeleys Road (close to junction with Harvil Road)

This viewpoint is representative of the typical view from residential properties on Breakspear Road South and Swakeleys Road. The photograph was taken from the road due to lack of access. The CML, which is elevated over Breakspear Road South and goes into cutting around Harvil Road, is difficult to distinguish due to the dense mature vegetation along the railway corridor.

Winter

The viewpoint is located on Breakspear Road South looking west. The foreground of the view comprises Breakspear Road South lined with hedgerow and scattered trees. The middle ground is formed by the gently undulating farmland. In the background there is a wooded skyline (illustrated in Figure 49). Glimpsed and very oblique views of the railway corridor located to the right of the photograph may be possible from upper floors of properties on Breakspear Road South.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 50).

Night-time

At night, the foreground of the view is relatively well lit by public realm lighting and light spill from buildings on Breakspear Road. The background of the view is relatively dark due to the farmland landscape and the absence of lighting.

Figure 49: Viewpoint 047.2.004 – winter view Date taken: 4 March 2013. Nikon D3200 50mm lens (stitched panorama)



Figure 50: Viewpoint 047.2.004 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 047.2.005: View north and north-west from Brackenbury House, Brackenbury Farm and associated properties off Breakspear Road, Ickenham

This viewpoint is representative of the typical view from residential property at Brackenbury Farm and scheduled monument moat off Breakspear Road. The CML, which is elevated in this location, is visible through trees lined along the railway embankment.

Winter

Blackenbury House and Farm are enclosed by existing vegetation, adjacent properties and the railway embankment to the north, all in the foreground of the views. This view (illustrated in Figure 51) is located on the road verge in close proximity to the Brackenbury House, Brackenbury Farm and barn due to the lack of access. The foreground of the view comprises the railway embankment visible through the line of mature trees. Tree cover to the north of the embankment is visible in the background of the view.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 52), partly obscuring the railway embankment.

Night-time

At night, the foreground of the view is relatively dark around this viewpoint, due to the absence of lighting locally. The view of intermittent light from traffic on Breakspear Road South will be filtered through existing vegetation.

Figure 51: Viewpoint 047.2.005 – winter view Date taken: 20 February 2013. Nikon D3200 50mm lens (stitched panorama)



Figure 52: Viewpoint 047.2.005 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 047.2.006: View west from residential properties on Breakspear Road South

This viewpoint is representative of the typical view from residential properties on Breakspear Road South. The CML, which is elevated close to Breakspear Road and goes into cutting around Harvil Road, is difficult to distinguish due to the dense mature vegetation along the railway corridor. The photograph is taken from the road due to the lack of access.

Winter

This view is located on Breakspear Road South looking west. The foreground of the view comprises Breakspear Road South lined with a hedgerow and groups of mature trees. The middle and background are partially obscured by the intervening road side vegetation but glimpses of a wooded skyline are possible. Oblique views of the railway corridor to the north may be possible from upper floors of properties on Breakspear Road South. The residential properties to the east of Breakspear Road South are largely two storey dwellings set in mature gardens. A tree planted road verge runs parallel to Breakspear Road South for part of its length providing additional screening. Copthall Farm and associated buildings contain views westwards but more open views are possible south of the farm across the gently rising farm land. Views north and west from properties associated with Copthall Farm are partially contained by field boundary hedgerows, scattered trees and outbuildings (where present).

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 53).

Night-time

At night, the foreground of the view is relatively well lit by public realm lighting and light spill from buildings on Breakspear Road. The background of the view is relatively dark due to an absence of lighting within the farmland landscape.

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a winter photograph.

Figure 53: Viewpoint 047.2.006 – summer view Date taken: 14 August 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 048.2.001: View south-west from residential properties on Whiteheath Avenue, Glenhurst Avenue, Ravenscourt Close and Larkspur Close

This viewpoint is representative of the typical view from residential properties on Whiteheath Avenue, Glenhurst Avenue, Ravenscourt Close and Larkspur Close. The CML is difficult to distinguish due to distance and the dense intervening vegetation at Old Clack Farm and the golf course. The photograph was taken from the road due to lack of access to private property.

Winter

The viewpoint is located on Whiteheath Avenue, from the residential properties looking south towards the location of the railway corridor. In the foreground, the view is open along Whiteheath Avenue, framed to the east and west by existing residential properties and hedgerows and trees within private gardens. In the middle ground of the view trees and woodland screen the majority of views receding into the background of the view (illustrated in Figure 54).

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated Figure 55).

Figure 54: Viewpoint 048.2.001 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 55: Viewpoint 048.2.001 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 048.2.002: View south-west from residential properties at Old Priory

This viewpoint is representative of the typical view from residential properties at Old Priory. The CML is difficult to distinguish due to the dense intervening vegetation along the railway corridor.

Winter
The viewpoint is located on Tile Kiln Lane looking south-west. The foreground of the view is open across existing fields. In the middle ground of the view and into the background of the view a belt of dense vegetation including mature trees screens any views (illustrated in Figure 56).

Summer
The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 57).

Figure 56: Viewpoint 048.2.002 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 57: Viewpoint 048.2.002 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 048.3.003: View south-west from PRoW (Footpath U45, Celandine Route)

This viewpoint is representative of the typical view from PRoW (Footpaths U46, U45 and U44).

Winter

The PRoW (Footpath U45) follows the periphery of the golf course and sections of the River Pinn. Views are largely contained or framed by existing mature vegetation until located close to the railway corridor. This view is located on PRoW (Footpath U45) looking south-west towards the CML. The foreground of the view comprises existing vegetation running along the railway corridor screening any views beyond (illustrated in Figure 58).

Summer

The view in summer (illustrated in Figure 59) is further screened by leaves on the intervening deciduous vegetation in the foreground. The difference in the views, however, is notable through the recent removal of trackside vegetation in between the winter and summer survey periods.

Figure 58: Viewpoint 048.3.003 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 59: Viewpoint 048.3.003 – summer view Date taken: 11 July 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 048.2.004: View south and south-west from residential properties on Breakspear Road South and Glovers Grove

This viewpoint is representative of the typical view from residential properties on Breakspear Road South and Glovers Grove.

Winter
Views to the south from this elevated location are contained by the presence of hedgerow and trees along Glovers Grove, the presence of intervening buildings and vegetation along Breakspear Road South. This view (illustrated in Figure 60) is located on Breakspear Road South, looking south. The foreground of the view comprises Glovers Grove lined with mature trees. To the west of the view Breakspear Road is evident receding into the distance. It is bordered by a hedgerow and trees within the hedgerow on both sides of the road. To the east, the middle ground view is open across an existing field with hedgerows and trees on the field boundary forming the background of the view. Glimpse of properties on Breakspear Road South and Tile Kiln Lane are possible.

Summer
The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 61).

Figure 60: Viewpoint 048.2.004 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 61: Viewpoint 048.2.004 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 048.2.005: View south from Oak Farm, Square Orchard and associated residential properties (Breakspear Road South, north of the CML), and PRoW (Footpath U43)

This viewpoint is representative of the typical view from residential properties at Square Orchard and PRoW (Footpaths U43 and U46) between Breakspear Road and River Pinn. The CML is elevated in this location and is relatively well screened by the intervening dense mature vegetation on the railway embankment.

Winter

This view is located on the PRoW (Footpath U43) between Breakspear Road and the River Pinn looking south. The foreground of the view is characterised by open pasture and the well vegetated railway embankment of CML forms part of middle and background view. Oak Farm is to the right of the photograph (illustrated in Figure 62). The closest property to the CML is Oak Farm. Views from the residential property are largely enclosed by adjacent out buildings and vegetation. Views south from the residential properties associated with Square Orchard are largely contained by outbuildings and existing vegetation. Views from Dunster Cottage are more open to the east over agricultural land, crossed by the PRoW (Footpath U43), and contained in the middle ground by existing vegetation along the River Pinn. Views from Grays Cottages, to the west of Breakspear Road South, are only open to the south

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation on the railway embankment (illustrated in Figure 63).

Night-time

At night, the view is relatively dark due to the unlit nature of footpath and the lack of lighting locally due to the presence of pasture and arable land. The road and properties are lit.

Figure 62: Viewpoint 048.2.005 – winter view Date taken: 4 February 2013. Nikon D3200 35mm lens (stitched panorama)



Figure 63: Viewpoint 048.2.005 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 048.2.006: View west from The Homestead on Fine Bush Lane

This viewpoint is representative of typical views from residential property (The Homestead) on Fine Bush Lane.

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

The viewpoint is located at the Homestead property, looking west towards the Breakspear Road South and beyond onto the arable fields and pastures. The view from the bungalow which faces west is predominantly screened by the hedge and trees on the property boundary and further along Breakspear Road South. The view from the only window at upper floor level facing west is partially screened by the existing trees and hedgerow on the property boundary and further along Breakspear Road South. The foreground views from both the bungalow and the one storey house are of existing intervening vegetation on the boundary. The middle and background views are partially screened by the further located vegetation along Breakspear Road South.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation.

Viewpoint 048.2.007 View west and south-west from Rose Farm House and PRow (Footpath U38) connecting Breakspear Road South with Newyears Green Lane

This viewpoint is representative of typical views from Rose Farm House and the PRow (Footpath U38) connecting Breakspear Road South with Newyears Green Lane.

Due to changes to the Proposed Scheme, it has not been possible to capture a winter photograph.

Figure 64: Viewpoint 048.2.007 – summer view Date taken: 11 July 2013. Nikon D3200 35mm lens (stitched panorama)



Winter

The viewpoint is located at the eastern end of the PRow (Footpath U38), in the corner of the field next to Breakspear Road South. The foreground of the view consists of the pasture contained by the dense hedgerows with mature trees which form part of the middle ground view. There is a vegetated gentle hill to the south (left of the view) and compost bunds at the Maturation Site to the west (right of the view) in the background of the view. Views south from Rose Farm House are partially screened by the hedgerow and mature trees on the property boundary.

Summer

The view in summer is further screened in the background by leaves on the intervening deciduous vegetation. The foreground of the view, however, does not change significantly in summer due to the lack of mature vegetation on the pasture land (illustrated in Figure 64).

Viewpoint 049.3.006: View east from the PRow (Footpath U49) between Harvil Road and Breakspear Road South, to the south of the CML

This viewpoint is representative of the typical view of receptors using the PRow (Footpath U49) between Harvil Road and Breakspear Road South.

Winter

The viewpoint is located on the PRow (Footpath U49), on the edge of Harvil Road. The foreground comprises of arable fields and pastures bordered with hedgerows and scattered mature trees. The CML is screened by vegetation along the corridor and is difficult to distinguish. Background views comprise mature vegetation on the northern side of the CML (illustrated in Figure 65).

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 66).

Figure 65: Viewpoint 049.3.006 – winter view Date taken: 4 March 2013. Nikon D3200 50mm lens (stitched panorama)



Figure 66: Viewpoint 049.3.006 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 049.2.007: View north and east from dwellings on Harvil Road and from Harvil Road

This viewpoint is representative of the typical view from residential property on Harvil Road and from Harvil Road itself. The CML, which is in the cutting, is visible from Harvil Road but obscured by existing vegetation from the residential property. The photograph was taken from the road due to lack of access to private property.

Winter

The viewpoint is located on Harvil Road looking north-east, close to the residential property located on the opposite site of the road. The foreground of the view is of Harvil Road bounded by a fence and hedgerow. The middle ground of the view is of the arable fields and the existing vegetation along the railway tracks, which are located behind the vegetation and therefore not visible. The background of the view is of Newyears Green Covert and the undulating existing landform (illustrated in Figure 67).

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated Figure 68).

Night-time

At night, the foreground of the view is dark due to the presence of well vegetated cutting which is not lit at night. There is intermittent traffic on Harvil Road which is visible at night and skyglow from the residential areas to the east.

Figure 67: Viewpoint 049.2.007 – winter view Date taken: 13 February 2013. Nikon D3200 50mm lens (stitched panorama)



Figure 68: Viewpoint 049.2.007 – summer view Date taken: 11 June 2013. Nikon D3200 50mm lens (stitched panorama)



Viewpoint 050.3.001: View south from Newyears Green Lane and PRow (Bridleway U42)

This viewpoint is representative of the typical view of receptors using the PRow (Bridleway U42).

Winter

The viewpoint is located on the PRow (Bridleway U42), south of Newyears Green Lane. The foreground comprises arable fields and pastures bordered with hedgerows and scattered mature trees. The CML is screened by vegetation along the corridor and is difficult to distinguish. Background views comprise mature vegetation on the northern side of the railway corridor (illustrated in Figure 69).

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 70).

Figure 69: Viewpoint 050.3.001 – winter view Date taken: 19 February 2013. Nikon D3200 50mm lens



Figure 70: Viewpoint 050.3.001 – summer view Date taken: 11 June 2013. Nikon D3200 35mm lens (stitched panorama)



Viewpoint 050.6.002: View south from the Merck Sharp Research Facility

This viewpoint is representative of views from the Merck Sharp Research Centre.

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

This view is partially screened by the belt of mature trees and shrubs along the CML and partially by the existing buildings within the centre foreground of the view, glimpses of the CML may be possible through the existing vegetation. The middle ground and background of the view are screened by the vegetation along the railway.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation.

Viewpoint 050.2.003: View north from St Leonard’s Farm, Pylon Farm, Highview Farm, Elm Tree Farm and Waste Transfer Station

This viewpoint is representative of typical views of receptors at St Leonard’s Farm, Pylon Farm, Highview Farm, Elm Tree Farm and Waste Transfer Station.

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

This viewpoint is located on Newyears Green Lane at St. Leonard’s Farm. The foreground of the view is contained by the existing mature vegetation surrounding the residential property at the farm. The middle and background views are obscured by the vegetation, outbuildings and associated farm machinery. Views north from Pylon Farm, Highview Farm, Elm Tree Farm and Waste Transfer Station are obscured by the dense vegetation along Newyears Green Lane consisting of mature hedgerow and large trees.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation.

Viewpoint 050.2.004: View west and north-west from four dwellings on Newyears Green Lane and from two PRow (Footpaths U36 and U37) connecting Bayhurst Wood with Newyears Green Lane

This viewpoint is representative of typical views from residential properties on Newyears Green Lane and two PRow (Footpaths U36 and U37) connecting Bayhurst Wood Country Park with Newyears Green Lane.

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a winter photograph.

Figure 71: Viewpoint 050.2.004 – summer view Date taken: 11 July 2012. Nikon D3200 35mm lens (stitched panorama)



Winter

This viewpoint is located on the PRow (Footpath U36) leading from the residential properties on Newyears Green Lane to the Bayhurst Wood across arable fields along the maturation site at St. Leonards Farm. In the foreground of the view there is a pasture. The pasture is contained by the residential properties to the south (left side of the 180° panorama) and post and rail fence to the west and north (centre and the right side of the panorama). There are hedgerows and trees in the middle ground of the view which obscure background views.

Summer

The view in summer is further screened in the background by leaves on the intervening deciduous vegetation. The foreground of the view, however, does not change significantly in summer due to the lack of mature vegetation on the pasture land (illustrated in Figure 71).

Viewpoint 050.2.005: View north from New Years Green Farm on Newyears Green Lane

This viewpoint is representative of typical views from the New Years Green Farm and mobile homes to the east of the farm.

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

This viewpoint is located at New Years Green Farm on Newyears Green Lane looking north. In the foreground of the view there are outbuildings, garden vegetation and roadside vegetation obscuring further views towards the arable fields and pastures located to the north of Newyears Green Lane. The mobile homes are one storey and their views are mostly obscured by the mature vegetation along the road.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation.

Viewpoint 050.2.006: View south from Willow Tree Farm and Willow Tree Camp and Training Centre

This viewpoint is representative of typical views Willow Tree Farm and Willow Tree Camp and Training Centre.

Due to no publically accessible location being available, it has not been possible to capture a photograph from this viewpoint.

Winter

This viewpoint is located at Willow Tree Farm. Views south from this location are partially screened by the outbuildings located to the south of the residential property and existing intervening vegetation in the foreground of the view in the house garden and along the field boundary adjacent to the property to the south. Middle and background views from the farm are mostly obscured by the elements in the foreground. Views from Willow Tree Camp and the Training Centre looking south towards Breakspear Road North and arable fields and pastures beyond are mostly obscured by the dense mature hedgerows and trees along the road.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation.

Viewpoint 050.3.007: View south-east from Bayhurst Wood Country Park and from Hillingdon Trail (Footpath U86)

This viewpoint is representative of typical views from Bayhurst Wood Country Park and from Hillingdon Trail (Footpath U86).

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a winter photograph.

Figure 72: Viewpoint 050.3.007 – summer view Date taken: 11 July 2012. Nikon D3200 50mm lens



Winter

This viewpoint is located to the south-west of the visitors’ car park along the Hillingdon Trail (Footpath U86). The view is well screened by the intervening vegetation of trees and understorey woodland shrubs in the foreground. Middle and background views are obscured by the existing vegetation.

Summer

The view in summer is further screened by leaves on the intervening deciduous vegetation (illustrated in Figure 72).

Viewpoint 052.6.003: View south from Dogs Trust Harefield including Highway Farmhouse grade II listed

This viewpoint is representative of the typical view from the business units at Dog Trust Harefield. The photograph was taken from the road due to lack of access to private property.

Winter

From this location there are foreground filtered views through the vegetation flanking Harvil Road towards the adjacent agricultural fields (illustrated in Figure 73). In the background to the east of the view there is a large area of woodland which continues up the hill towards the CML. To the west in the background is the CML embankment and associated vegetation.

Despite the lack of canopy cover, hedgerows, woodland and intervening vegetation still provide a strong feature within the scene during winter months in both the middle and background.

Summer

In summer, roadside hedgerows and trees in the foreground of the view provide further screening towards the agricultural fields beyond (illustrated in Figure 74). The woodland block and field boundary vegetation further screens views of the CML.

Night-time

In the foreground at night, there are intermittent light sources from passing cars. The rural landscape is predominantly dark with lighting from agricultural buildings.

Figure 73: Viewpoint 052.6.003 – winter view Date taken: 15 January 2013. Nikon D3200 50mm lens



Figure 74: Viewpoint 052.6.003 – summer view Date taken: 23 July 2012. Nikon D3200 50mm lens



Part 3 Assessment matrices

1 Landscape assessment matrix

1.1.1 Table 2 summarises the assessment of significance for all the LCA identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 6, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this volume. For some LCA it has been identified that no further assessment is required in one of the assessment years. This is on the basis that, through application of professional judgement, it has been determined that no significant effects will occur and therefore no further assessment has been undertaken.

Table 2: Landscape assessment matrix

Landscape character area	Construction	Operation year 1 (2026)	Operation year 15 (2041)	Operation year 60 (2086)
Northolt Residential LCA	Minor adverse	Minor adverse	Minor adverse	Minor adverse
South Ruislip Industrial LCA	Minor adverse	Negligible	Negligible	Negligible
South Ruislip Residential LCA	Minor adverse	Negligible	Negligible	Negligible
Northolt Aerodrome LCA	Negligible	No further assessment required	No further assessment required	No further assessment required
West Ruislip Residential LCA	Negligible	Negligible	Negligible	Negligible
Ruislip Ickenham Residential (North and South) LCA	Minor adverse	Minor adverse	Minor adverse	Minor adverse
Ruislip Golf Course LCA	Major adverse	Major adverse	Minor adverse	Minor adverse
Harefield Farmland LCA	Major adverse	Moderate adverse	Minor adverse	Minor adverse

2 Visual assessment matrix

2.1.1 Table 3 summarises the assessment of significance for all the representative viewpoints identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 6, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this volume. For some viewpoints it has been identified that no further assessment is required in one of the assessment years/seasons. This is on the basis that, through application of professional judgement, it has been determined that no significant effects will occur and therefore no further assessment has been undertaken. The night-time assessment has only been undertaken for residential and healthcare receptors with a view of proposed continuous lighting during either construction or operation. In most cases, in the urban areas, additional lighting is not considered to give rise to significant effects due to the widespread presence of street lighting, lightspill from adjacent buildings and skyglow. Where there is no direct foreground visibility of additional lighting, no further assessment has been undertaken.

Table 3: Visual assessment matrix

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
039.6.001	View north-west from business units on The Runway and from Odyssey Business Park	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
039.2.002	View north-west from residential properties (bungalows) on Cavendish Avenue	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
040.2.001	View south from residential properties on Victoria Road	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
041.2.001	View north-east from dwellings on Trenchard Avenue and Portal Close	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
041.6.002	View north-east from airport buildings	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
042.2.001	View south from residential properties on Tiptree Road	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
042.6.002	View south-east from industrial units on Braintree Road	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
042.2.003	View south-east from residential properties on Manningtree Road and Bridgewater Road	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
042.3.004	View east from the recreation ground adjacent to Yeading Brook	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
042.2.005	View south-east from residential properties on Dartmouth Road and from Ruislip High School	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
045.2.002	View west from residential properties on Heacham Avenue, Tweeddale Grove, Aylsham Drive, Cranston Close, Haslam Close and Thorpland Avenue	Minor adverse	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required
045.4.003	View north and north-west from West Ruislip Station and Ickenham Road bridge	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
045.2.004	View west from tower block on Josiah Drive at Ickenham Park, south of the West Ruislip Station (up to six storeys)	Major adverse	Minor adverse	Major adverse	Major adverse	No further assessment required	Major adverse	Major adverse
045.2.005	View north from residential properties on The Greenway	Major adverse	Minor adverse	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
046.2.001	View west from residential properties on Blenheim Crescent and Cordingley Road	Minor adverse	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
046.2.002	View south and west from the Blenheim Care Centre, residential properties on Ickenham Close, from business units on Ickenham Road and from Ickenham Road	Major adverse	Minor adverse	Major adverse	Major adverse	No further assessment required	Major adverse	Major adverse
046.2.003	View south-east from residential properties on Ickenham Road and Harwell Close	Minor adverse	Minor adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
046.3.004	View south from Ruislip Golf Course club house	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Major adverse	Major adverse
046.2.005	View south from residential properties on Hill Lane, Sharps Lane, Hill Rise, Field Way and Glenhurst Avenue	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required
046.3.006	View south for users of Ruislip Golf Course and from PRoW (Footpath R146) across Ruislip Golf Course and from Ruislip Golf Course	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Major adverse	Moderate adverse
047.2.001	View north from residential properties on Oak Avenue and Parkfield Road, from the Ickenham Cricket Club Ground and from PRoW (Footpath U81, Hillingdon Trail) along Ickenham Green	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
047.2.002	View north from dwellings on Hoylake Crescent, from King George V Playing Field, from PRoW (Footpaths U47 and U48, Celandine Route) north-east from Hoylake Crescent and Ickenham Cricket Club Ground	Moderate adverse	Minor adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
047.2.003	View north and east from residential properties on Copthall Road West and from PRoW (Footpath U51)	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
047.2.004	View west from dwellings on Breakspear Road South and Swakeleys Road (close to junction with Harvil Road)	Moderate adverse	Minor adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
047.2.005	View north and north-west from Brackenbury House, Brackenbury Farm and associated properties off Breakspear Road, Ickenham	Moderate adverse	Moderate adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
047.2.006	View west from residential properties on Breakspear Road South	Moderate adverse	Minor adverse	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
048.2.001	View south-west from residential properties on Whiteheath Avenue, Glenhurst Avenue, Ravenscourt Close and Larkspur Close	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required
048.2.002	View south-west from residential properties at Old Priory	Minor adverse	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required
048.3.003	View south-west from PRoW (Celandine Route, Footpath U45)	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Moderate adverse	Minor adverse
048.2.004	View south and south-west from residential properties on Breakspear Road South and Glovers Grove	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
048.2.005	View south from Oak Farm, Square Orchard and associated residential properties (Breakspear Road South, north of the CML), and PRoW (Footpath U43)	Major adverse	Moderate adverse	Major adverse	Major adverse	No further assessment required	Minor adverse	Minor adverse
048.2.006	View west from The Homestead on Fine Bush Lane	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
048.2.007	View west and south-west from Rose Farm House and PRoW (Footpath U38) connecting Breakspear Road South with Newyears Green Lane	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
049.3.006	View east from the PRoW (Footpath U49) between Harvil Road and Breakspear Road South, to the south of the CML	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
049.2.007	View north and east from dwelling on Harvil Road and from Harvil Road	Major adverse	Major adverse	Major adverse	Major adverse	No further assessment required	Minor adverse	Minor adverse
050.3.001	View south from Newyears Green Lane and PRoW (Bridleway U42)	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
050.6.002	View south from the Merck Sharp Research Facility	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse
050.2.003	View north from St Leonard's Farm, Pylon Farm, Highview Farm, Elm Tree Farm and Waste Transfer Station	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
050.2.004	View west and north-west from four dwellings on Newyears Green Lane and from two PRoW (Footpaths U36 and U37) connecting Bayhurst Wood with Newyears Green Lane	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
050.2.005	View north from New Years Green Farm on Newyears Green Lane	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
050.2.006	View south from Willow Tree Farm and Willow Tree Camp and Training Centre	Minor adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
050.3.007	View south-east from Bayhurst Wood Country Park and from Hillingdon Trail (Footpath U86)	Negligible	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required	No further assessment required
052.6.003	View south from Dogs Trust Harefield including Highway Farmhouse grade II listed	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Negligible

Part 4 Schedule of not significant effects

1 Temporary effects arising during construction

1.1.1 Due to the scale of the construction activities, works will be highly visible in many locations and will have the potential to give rise to significant effects which cannot be mitigated. This is commonplace with construction of major infrastructure projects, but it should be noted that these effects are largely temporary in nature and relate to the peak construction phase. Effects during other phases of works are likely to be less due to less construction equipment being required at the time and a reduced intensity of construction activity.

1.2 Landscape assessment

1.2.1 Table 4 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 6, Section 9.

Table 4: Schedule of not significant landscape effects during construction

Landscape character area	Description of effect
Northolt Residential LCA	The majority of the construction activity falls within CFA5 and is reported in Volume 5: Appendix LV-001-005. Temporary underground utility works will extend into CFA6 but the setting of the LCA will be unaffected. The overall magnitude of change, resulting from the works within CFA5 associated with the Mandeville Road vent shaft site is considered to be low, assessed alongside the medium sensitivity results in a minor adverse effect.
South Ruislip Industrial LCA	The worksite for the Proposed Scheme will be accommodated within an existing commercial setting. The scale of the construction works will be in keeping with the warehouses and other commercial buildings. There will be an addition of new temporary components that form largely inconspicuous elements of the existing character. Consequently, the magnitude of change to landscape character is considered to be low. Assessed alongside the low sensitivity of the character area, this will result in minor adverse effect.
South Ruislip Residential LCA	The worksite for the Proposed Scheme will be located outside of this LCA but close to the boundary. The Proposed Scheme will result in a minor alteration to the setting of the character area. Consequently, the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area, this will result in minor adverse effect.
Northolt Aerodrome LCA	The worksite for the Proposed Scheme will be located outside of this LCA. There will be no change to the character and setting of the character area therefore the magnitude of change is considered to be negligible. Assessed alongside the low sensitivity of the character area this will result in a negligible effect.
West Ruislip Residential LCA	The worksite for the Proposed Scheme will be located outside of this LCA but close to the boundary. The Proposed Scheme will result in introduction of new features but, in the context of the existing railway corridor with the presence of pedestrian and vehicular overbridges, the station and adjacent larger scale land uses will be characteristic of the existing setting. Consequently, the magnitude of change to landscape character is considered to be negligible. Assessed alongside the medium sensitivity of the character area, this will result in a negligible effect.
Ruislip Ickenham Residential (North and South) LCA	The worksite for the Proposed Scheme will be located outside of this LCA but relatively close to the boundary. The Proposed Scheme will result in a minor alteration to the setting of the character area through the presence of construction activity and loss of trees to the north of the railway. The existing railway and associated embankment and garden vegetation to the south of the line (for the Ruislip Ickenham Residential South area) and the golf course vegetation (for the Ruislip Ickenham Residential North area) forms distinct boundaries to the LCA which will be unaffected by the Proposed Scheme. Consequently, the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area, this will result in minor adverse effect.

1.3 Visual assessment

1.3.1 Table 5 summarises the assessment for all the representative viewpoints identified within the study area, where visual receptors will experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 6, Section 9. The construction assessment has been undertaken during winter, in line with best practice guidance, to ensure a robust assessment. In some cases, however, visibility of construction activities may be reduced during summer when vegetation, if present in a view, will be in leaf.

Table 5: Schedule of not significant visual effects during construction

Viewpoint	Description of effect
039.6.001: View north-west from business units on The Runway and from Odyssey Business Park	There will be direct middle ground views (70m) of cranes and other plant and the site compound associated with the construction of the vent shaft and head house possible from business units. Most construction works will be screened by the existing intervening vegetation along the CML and within the business park. There will be an addition of new components that may be continuously highly visible, but are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be medium. The medium magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.
039.2.002: View north-west from residential properties (bungalows) on Cavendish Avenue	There will be oblique background views (240m), mostly screened by business units, of cranes and other plant associated with the construction of the South Ruislip vent shaft. Most construction works will be screened by business units at the back of the residential properties and existing intervening vegetation in the back gardens and along the CML. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
040.2.001: View south from residential properties on Victoria Road	There will be oblique background views (205m), partially screened by business units and derelict buildings, of cranes and other plant and the site compound associated with the construction of the South Ruislip vent shaft. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
041.6.002: View north-east from airport buildings	There will be oblique background views (265m), mostly screened by business units, residential properties on Trenchard Avenue and Portal Close and intervening vegetation of cranes associated with the construction of the South Ruislip vent shaft. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the low sensitivity of the receptor will result in a negligible effect.
042.2.001: View south from residential properties on Tiptree Road	There will be oblique background views (200m), partially screened by business units and intervening vegetation on the property boundaries, of cranes and other plant and the site compound associated with the construction of the South Ruislip vent shaft. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
042.6.002: View south-east from industrial units on Braintree Road	There will be direct and close views (immediately adjacent) of cranes and other plant and the site compound associated with the construction of the South Ruislip vent shaft. These views will be framed and filtered by the existing vegetation on the boundary of the business estate. There will be change in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the low sensitivity of the receptor will result in a minor adverse effect.
042.2.003: View south-east from residential properties on Manningtree Road and Bridgewater Road	There will be direct and oblique background views (200m) of cranes and other plant and the site compound associated with the construction of the South Ruislip vent shaft. These views will be partially screened by business units and intervening vegetation in the back gardens. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
042.3.004: View east from the recreation ground adjacent to Yeading Brook	There will be oblique background views (210m) of cranes and other plant and the site compound associated with the construction of the South Ruislip vent shaft. These views will be partially screened by business units, residential properties on Bridgewater Road and intervening vegetation and only the tops of cranes will be visible. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
042.2.005: View south-east from residential properties on Dartmouth Road and from Ruislip High School	There will be direct and oblique background views (430m) of cranes and other plant and site compound associated with the construction of the South Ruislip vent shaft. These views will be mostly screened by business units, derelict warehouses in the background of the view and intervening vegetation along the Yeading Brook and only the tops of cranes will be visible over the buildings and vegetation. There will be changes in the background of the view partially filtered by intervening vegetation and built form, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
045.2.002: View west from residential properties on Heacham Avenue, Tweeddale Grove, Aylsham Drive, Cranston Close, Haslam Close and Thorpland Avenue	There will be background views (280m) framed by built elements and existing mature vegetation, of the cranes associated with the construction of the tunnel portal, headhouse, electricity substation and the railway tracks. Only the tops of cranes will be visible over the intervening vegetation and buildings. There will be changes in the view partially filtered by intervening vegetation and built form, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
045.2.004: View west from tower block on Josiah Drive at Ickenham Park, south of the West Ruislip Station (up to six storeys)	Significantly affected: refer to Volume 2.
	At night, the expected low level of lighting associated with the conveyor will be viewed in the context of existing light associated with the Ickenham Road street lighting, surrounding buildings and intermittent vehicular traffic and golf driving range. The low magnitude of change will result in a minor adverse effect.

045.2.005: View north from residential properties on The Greenway	Significantly affected: refer to Volume 2.
	At night the expected low level lighting associated with the conveyor will be viewed in the context of the existing light associated with the railway corridor, the golf driving range and background sky glow. The low magnitude of change will result in a minor adverse effect.
046.2.001: View west from residential properties on Blenheim Crescent and Cordingley Road	There will be oblique background views (30m) of cranes and other plant associated with the construction of the tunnel portal, headhouse, electricity substation and the railway tracks. These views will be, mostly screened by mature vegetation in back gardens and on property boundaries and by the intervening buildings. Only the tops of cranes will be visible over the intervening vegetation and buildings. There will be change in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
046.2.002: View south from the Blenheim Care Centre, residential properties on Ickenham Close, from business units on Ickenham Road and from Ickenham Road	Significantly affected: refer to Volume 2.
	At night, the expected low level of lighting associated with the conveyor will be viewed in the context of existing light associated with the Ickenham Road street lighting, surrounding buildings and intermittent vehicular traffic and golf driving range. The low magnitude of change will result in a minor adverse effect.
046.2.003: View south and west from residential properties on Ickenham Road and Harwell Close	There will be oblique views mostly screened by intervening vegetation and built elements (150m away) of cranes and other plant associated with the construction of the tunnel portal, headhouse, electricity substation and the railway tracks, as well as close views of construction traffic on the new access track. There will be change in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
	At night, the expected low level of lighting associated with the conveyor will be viewed in the context of existing light associated with the Ickenham Road street lighting, surrounding buildings and intermittent vehicular traffic and golf driving range. The low magnitude of change will result in a minor adverse effect.
046.2.005: View south from residential properties on Hill Lane, Sharps Lane, Hill Rise, Field Way and Glenhurst Avenue	There will be distant views (430m) of the cranes associated with the construction of tunnel portal, headhouse and electricity substation. These views will be mostly screened by existing mature vegetation of the cranes associated with the construction of tunnel portal, headhouse and electricity substation. Only the tops of cranes will be visible over the intervening vegetation and buildings and the railway tracks. There will be changes to the background of the view, viewed as an inconspicuous element within the wider panoramic view from a receptor, therefore, the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
047.2.001: View north from residential properties on Oak Avenue and Parkfield Road, from the Ickenham Cricket Club Ground and from PRoW (Footpath U81, Hillingdon Trail) along Ickenham Green	There will be filtered views (250m) of the cranes associated with the construction of tunnel portal, headhouse, electricity substation and the railway line. These views of the cranes associated with the construction of tunnel portal, headhouse, electricity substation and the railway line will be partially screened by existing mature vegetation. There will be changes to the background of the view, viewed as an inconspicuous element within the wider panoramic view from a receptor, therefore, the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
047.2.002: View north from dwellings on Hoylake Crescent, from King George V Playing Field, from PRoW (Footpaths U47 and U48, Celandine Route) north-east from Hoylake Crescent and Ickenham Cricket Club Ground	Significantly affected: refer to Volume 2.
	At night, the expected low level of lighting associated with the conveyor will be viewed in the context of existing light spill associated with surrounding buildings and the golf driving range to the east. The low magnitude of change will result in a minor adverse effect.
047.2.003: View north and east from residential properties on Copthall Road West and from PRoW (Footpath U51)	Views (330m) of the elevated cranes and other plant associated with the construction of the new railway tracks and the upgrade of the junction on Breakspear Road South will be partially screened by the existing vegetation. There will be change in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
047.2.004 View west from dwellings on Breakspear Road South and Swakeleys Road (close to junction with Harvil Road)	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the main construction compound between Harvil Road and Breakspear Road South will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. The magnitude of change is low assessed against the high sensitivity of the receptor will result in a minor adverse effect.
047.2.006: View west from residential properties on Breakspear Road South	Significantly affected: refer to Volume 2.
	At night, additional lighting associated with the main construction compound between Harvil Road and Breakspear Road South will be viewed in the context of existing light associated with the existing street lighting, surrounding buildings and intermittent vehicular traffic. The magnitude of change is low assessed against the high sensitivity of the receptor will result in a minor adverse effect.
048.2.001: View south-west from residential properties on Whiteheath Avenue, Glenhurst Avenue, Ravenscourt Close and Larkspur Close	Distant and framed views (820m) by existing mature vegetation overlooking the cranes associated with the construction of new railway tracks, junction over Breakspear Road South and the viaduct over River Colne valley. There will be changes to the background of the view, viewed as an inconspicuous element within the wider panoramic view from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
048.2.002: View south-west from residential properties at Old Priory	Views (520m) of the cranes associated with the construction of new railway tracks, junction over Breakspear Road South and the viaduct over River Colne valley will be filtered by existing mature vegetation. There will be change in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.

048.2.004: View south and west from residential properties on Breakspear Road South and Glovers Grove	Views south will be (900m) filtered by existing mature vegetation of the cranes associated with the construction of new railway tracks, junction over Breakspear Road South and the viaduct over River Colne valley. Views west towards the sustainable placement working area (250m) will be largely screened by intervening hedgerows and trees. Glimpses of earth moving plant may be possible as the placement works near completion representing changes in the background of the view, viewed as a series of components in the wider panoramic view from a receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
048.2.006: View west from The Homestead on Fine Bush Lane	Views (190m) will be partially screened by existing mature vegetation on the property boundary and along Breakspear Road South, of plant associated with works at sustainable placement site. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
050.3.001: View south from Newyears Green Lane and PRoW (Bridleway U42)	Views (260m) will be partially screened by the existing vegetation views of construction activities associated with the cutting and the southern approach embankment for the Colne Valley viaduct which will be approximately 90m long. Loss of a large area of woodland associated with Newyears Green Covert will open up views towards the works. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
050.2.003: View north from St Leonard’s Farm, Pylon Farm, Highview Farm, Elm Tree Farm and Waste Transfer Station	Views (100m) will be mostly screened by the existing vegetation, outbuildings and machinery at the St. Leonard’s Farm, of plant associated with works at sustainable placement site. There will be changes in the view partially filtered by intervening vegetation and built form, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
050.2.005: View north from New Years Green Farm on Newyears Green Lane	Views (60m) will be partially screened by existing mature vegetation along Newyears Green Lane (assuming it is retained during construction), of plant associated with works at sustainable placement site. There will be changes in the view partially filtered by intervening vegetation and built form, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
050.2.006: View south from Willow Tree Farm and Willow Tree Camp and Training Centre	Views (220m) will be partially screened by existing mature vegetation on the property boundary and along Breakspear Road North, of plant associated with works at sustainable placement site. There will be changes in the view partially filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor, therefore the magnitude of change is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
050.3.007: View south-east from Bayhurst Wood Country Park and from Hillingdon Trail (Footpath U86)	Views (350m) will be predominantly screened by the existing vegetation within Bayhurst Wood Country Park. There will be changes to the background of the view, viewed as an inconspicuous element within the wider panoramic view from a receptor, therefore the magnitude of change is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.

2 Permanent effects arising during operation

2.1 Landscape assessment

- 2.1.1
- Table 6 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during the operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account the further integration of the Proposed Scheme into the landscape following greater maturity of the proposed planting. The assessment of significant effects is presented in Volume 2, CFA Report 6, Section 9.

Table 6: Schedule of not significant landscape effects during operation

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
Northolt Residential LCA	There will be localised change arising from the presence of the vent shaft headhouse located within CFA5; however, it is considered that within the wider scale of the LCA is it a minor change to a small part of the LCA’s setting. The magnitude of change is therefore considered to be low. Assessed alongside the medium sensitivity of the character area this will result in a minor adverse effect.	Localised change arising from the presence of the vent headhouse in CFA5, however, it is considered that within the wider scale of the LCA is it a minor change to a small part of the areas setting. The magnitude of change is therefore considered to be low. Assessed alongside the medium sensitivity of the character area this will result in a minor adverse effect.	Localised change arising from the presence of the vent headhouse, however, it is considered that within the wider scale of the LCA is it a minor change to a small part of the areas setting. The magnitude of change is therefore considered to be low. Assessed alongside the medium sensitivity of the character area this will result in a minor adverse effect.
South Ruislip Industrial LCA	The 15.2m high headhouse will be accommodated within an existing industrial and commercial setting. The scale of the new element will be in keeping with the existing character of the LCA. The Proposed Scheme will result in introduction of new features but, in the context of the existing railway corridor with the presence of pedestrian and vehicular overbridges, the station and adjacent larger scale land uses will be characteristic of the existing setting. Therefore the magnitude of change to landscape character is considered to be negligible. Assessed alongside the low sensitivity of the character area, this will result in a negligible effect.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 15 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 60 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
South Ruislip Residential LCA	The 15.2m high headhouse will be located outside of the LCA but close to the boundary. The Proposed Scheme will result in addition of a new feature that does not influence the overall character and the setting of the LCA. Therefore, the magnitude of change to landscape character is considered to be negligible. Assessed alongside the medium sensitivity of the character area, this will result in a negligible effect.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 15 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore landscape effects will remain unchanged in year 60 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.
Northolt Aerodrome LCA	There will be no elements of the Proposed Scheme located within this LCA. Therefore there will be no change to character and setting of the LCA. No further assessment required.	No further assessment required.	No further assessment required.
West Ruislip Residential LCA	The Proposed Scheme including the tunnel portal with the 5.5m high headhouse will be located outside of the LCA but close to the boundary. The Proposed Scheme will result in addition of a new feature that does not influence the overall character and the setting of the LCA. Therefore, the magnitude of change to landscape character is considered to be negligible. Assessed alongside the medium sensitivity of the character area, this will result in a negligible effect.	No intervening mitigation planting is proposed and therefore landscape effects will remain unchanged in year 15 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.	No intervening mitigation planting is proposed and therefore landscape effects will remain unchanged in year 60 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.
Ruislip Ickenham Residential (North and South) LCA	The Proposed Scheme including the tunnel portal with the 5.5m high headhouse and new railway tracks will be located outside of the LCA but close to the boundary. The Proposed Scheme will result in addition of a new feature that does not influence the overall character and the setting of the LCA. Therefore, the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area, this will result in minor adverse effect.	The new mitigation planting located within this LCA will mature sufficiently in year 15 of operation, which will help to integrate the Proposed Scheme into the existing landscape. Consequently, the magnitude of change is considered to be low and will result in minor adverse effects.	In year 60 of operation the mitigation planting will integrate the Proposed Scheme into the existing landscape. Consequently, the magnitude of change remains low and will result in minor adverse effects.
Ruislip Golf Course LCA	Significantly affected: refer to Volume 2.	The new mitigation planting located within this LCA will mature sufficiently in year 15 of operation, which will help to integrate the Proposed Scheme into the existing landscape. Consequently, the magnitude of change is considered to be low and will result in minor adverse effects.	In year 60 of operation the mitigation planting will integrate the Proposed Scheme into the existing landscape. Consequently, the magnitude of change remains low and will result in minor adverse effects.
Harefield Farmland LCA	Significantly affected: refer to Volume 2.	The new mitigation planting located within this LCA will mature sufficiently in year 15 of operation, which will help to integrate the Proposed Scheme into the existing landscape. Consequently, the magnitude of change is considered to be low and will result in minor adverse effects.	In year 60 of operation the mitigation planting will integrate the Proposed Scheme into the existing landscape. Consequently, the magnitude of change remains low and will result in minor adverse effects.

2.2 Visual assessment

2.2.1 Table 7 summarises the assessment for all the representative viewpoints identified within the study area, where visual receptors will experience not significant effects (minor or negligible) during operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account how greater maturity of proposed planting may further screen views of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 6, Section 9. The view of the Proposed Scheme from viewpoint 041.2.001 in year 1 of operation (illustrated in the photomontage shown in Figure LV-01-023 (Volume 2, CFA6 Map Book)) will not be significantly affected due to the presence of a new built element that would be largely filtered by intervening vegetation from the receptors in Trenchard Avenue and Portal Close. In year 15, the view from viewpoint 049.2.007 (illustrated in Figure LV-01-224 (Volume 2, CFA6 Map Book)) will would not be significantly affected due to the establishment of the proposed mitigation planting providing screening of the Proposed Scheme.

Table 7: Schedule of not significant visual effects during operation

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
039.6.001: View north-west from business units on The Runway and from Odyssey Business Park	Oblique views of the headhouse will be possible from this location; however, the intervening railway vegetation will screen the lower part of the headhouse. The new building will be in keeping with the existing view, as it will be of a similar scale to the existing large warehouses in close proximity to the site. There will be an addition of new components that are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. Assessed alongside the low sensitivity of the receptor, this will result in negligible effects.	In summer of year 1 of operation, existing deciduous vegetation will provide some additional screening of the lower part of the headhouse, the magnitude of change is considered to be negligible, and will result in negligible effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.
039.2.002: View north-west from residential properties (bungalows) on Cavendish Avenue	Some oblique background views of the headhouse will be possible from this location (approximately 240m away); however, they will be partially screened by intervening embankment vegetation. There will be an addition of new components that are largely characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, the existing deciduous vegetation will provide some additional screening of the lower part of the headhouse. Consequently, the magnitude of change is considered to remain low, and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation.
040.2.001: View south from residential properties on Victoria Road	Some oblique background views of the headhouse will be possible from this location; however, they will be partially screened by intervening buildings. The new element will be in keeping with the existing view, as there are already large warehouses in a close proximity. There will be a change in the view largely filtered by intervening built form, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, effects will be unchanged due to the lack of planting in front of the Proposed Scheme. Consequently, the magnitude of change is considered to remain low, and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. Consequently, the magnitude of change remains low and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. Consequently, the magnitude of change remains low and will result in minor adverse effects.
041.2.001: View north-east from dwellings on Trenchard Avenue and Portal Close (illustrated on photomontage LV-01-023 (Volume 2, CFA6 Map Book))	The Proposed Scheme will be immediately adjacent to the Chiltern Main Line to the north of the properties. The presence of the existing semi-evergreen tree screen adjacent to the railway corridor will provide a dense screen filtering views of the vent shaft headhouse. The magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, effects will be unchanged due to the lack of planting in front of the Proposed Scheme. Consequently, the magnitude of change is considered to remain low, and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. Consequently, the magnitude of change remains low and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. Consequently, the magnitude of change remains low and will result in minor adverse effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086) summer
	Winter	Summer	summer	
041.6.002: View north-east from airport buildings	Some framed background views of the headhouse will be possible from this location; however, they will be predominantly screened by intervening buildings and existing vegetation. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor; therefore the magnitude of change is considered to be negligible. The negligible magnitude of change, assessed alongside the low sensitivity of the receptor, will result in negligible effects.	In summer of year 1 of operation, while existing deciduous vegetation will provide some additional screening of the lower part of the headhouse, the magnitude of change is considered to remain as negligible, and will result in negligible effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. Consequently, the magnitude of change remains negligible and will result in negligible effects.
042.2.001: View south from residential properties on Tiptree Road	Some oblique views and possibly a narrow framed view of the headhouse will be possible from this location; however, they will be mostly screened by intervening buildings. The new element will be in keeping with the existing view, as there are already large warehouses in a close proximity. There will be an addition of new components that are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this, will result in minor adverse effects.	In summer of year 1 of operation, effects will be unchanged due to the lack of planting in front of the Proposed Scheme. Consequently, the magnitude of change is considered to remain low, and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. Consequently, the magnitude of change is considered to remain low, and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. Consequently, the magnitude of change is considered to remain low, and will result in minor adverse effects.
042.6.002 View south-east from industrial units on Braintree Road	Close views of the headhouse will be possible from this location, however, the new element will be in keeping with the existing view, as there are already large warehouses in a close proximity. There will be an addition of new components that are largely characteristic of the existing view from a receptor, therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, effects will be unchanged due to the lack of planting in front of the Proposed Scheme. Consequently, the low magnitude of change will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
042.2.003: View south-east from residential properties on Manningtree Road and Bridgewater Road	Some oblique views of the headhouse will be possible from this location; however, they will be mostly screened by the intervening buildings. The new element will be in keeping with the existing view, as there are already large warehouses in a close proximity. There will be an addition of new components that are largely characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, effects will be unchanged due to the lack of planting in front of the Proposed Scheme. Consequently, the low magnitude of change will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. The magnitude of change remains low and will result in minor adverse effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. The magnitude of change remains low and will result in minor adverse effects.
042.3.004: View east from the recreation ground adjacent to Yeading Brook	Some far views of the top of the headhouse may be possible above and through the intervening existing vegetation, residential properties and warehouses in the background of the view. There will be an addition of new components that are largely inconspicuous and characteristic of the existing site when viewed from a receptor, therefore the magnitude of change is considered to be negligible. Assessed alongside the high sensitivity of the receptor, this will result in negligible effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening of the lower part of the headhouse, the magnitude of change is considered to remain negligible, therefore, overall the effect will be negligible.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086) summer
	Winter	Summer	summer	
042.2.005: View south-east from residential properties on Dartmouth Road and from Ruislip High School	Distant filtered views of the new headhouse due to presence of intervening existing vegetation, residential properties and warehouses. The negligible magnitude of change, assessed alongside the high sensitivity of the receptor, will result in negligible effects.	In summer of year 1 of operation the magnitude of change is considered to remain negligible therefore overall the effect will be negligible.	No mitigation planting is proposed and therefore effects will remain unchanged in year 15 of operation. The magnitude of change remains negligible and will result in negligible effects.	No mitigation planting is proposed and therefore effects will remain unchanged in year 60 of operation. The magnitude of change remains negligible and will result in negligible effects.
045.2.002: View west from residential properties on Heacham Avenue, Tweeddale Grove, Aylsham Drive, Cranston Close, Haslam Close and Thorpland Avenue	No views of the new tunnel portal, headhouse, electricity substation or the railway tracks due to the screening effect of intervening existing vegetation and residential properties. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
046.2.001: View west from residential properties on Blenheim Crescent and Cordingley Road	No views of the new tunnel portal, headhouse, electricity substation and the railway tracks due to their distance from receptors and the screening effect of intervening existing vegetation, residential properties and the school . No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
046.2.003: View south-east from residential properties on Ickenham Road and Harwell Close	Oblique views of the Proposed Scheme including the tunnel portal and the headhouse will be mostly screened by the existing vegetation within the Ruislip Golf Course, the golf driving range and golf club house buildings . The changes in the view will be largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, effects will be unchanged due to the lack of planting in front of the Proposed Scheme including the tunnel portal and the headhouse. The magnitude of change remains low and will result in minor adverse effects.	By year 15 of operation, the lack of mitigation planting in front of the Proposed Scheme including the tunnel portal and the headhouse, between the receptor and the headhouse means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.	By year 60 of operation, the lack of mitigation planting in front of the Proposed Scheme including the tunnel portal and the headhouse, between the receptor and the headhouse means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.
046.2.005: View south from residential properties on Hill Lane, Sharps Lane, Hill Rise, Field Way and Glenhurst Avenue	No views of the headhouse and the electricity substation next to the tunnel portal due to their long distance from receptors and the screening effect of intervening existing vegetation on Ruislip Golf Course. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
047.2.001: View north from residential properties on Oak Avenue and Parkfield Road, from the Ickenham Cricket Club Ground and from PRoW (Footpath U81, Hillingdon Trail) along Ickenham Green	There will be no views of the headhouse and the electricity substation next to the tunnel portal due to the screening effect of dense intervening existing vegetation and properties. The proposed noise fence barrier and loss of trees in the golf course in the background of the view may be discernible. The low magnitude of change, assessed alongside the high sensitivity of the receptor, will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the lack of mitigation planting between the receptor and the Proposed scheme means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.	By year 60 of operation, the lack of mitigation planting between the receptor and the Proposed scheme means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.
047.2.002: View north from dwellings on Hoylake Crescent, from King George V Playing Field, from PRoW (Footpaths U47 and U48, Celandine Route) north-east from Hoylake Crescent and Ickenham Cricket Club Ground	Views of the elevated noise fence barriers and overhead lines, will be partially screened by the existing vegetation in back gardens, on the playing field boundary and within Ickenham Green. The new elements will be in keeping with the existing view due to the presence of the existing CML located to the south of the Proposed Scheme. Loss of trees in the golf course in the background of the view may be discernible. There will be a change in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the lack of mitigation planting between the receptor and the Proposed scheme means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.	By year 60 of operation, the lack of mitigation planting between the receptor and the Proposed scheme means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086) summer
	Winter	Summer	summer	
047.2.003: View north and east from residential properties on Copthall Road West and from PRoW (Footpath U51)	Views mostly screened by existing vegetation, of the elevated noise fence barriers, overhead lines and the upgraded bridge will be possible from this location. The new elements will be in keeping with the existing view due to the presence of the existing CML located on the southern edge of the Proposed Scheme. There will be a change in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the lack of mitigation planting between the receptor and the Proposed scheme means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.	By year 60 of operation, the lack of mitigation planting between the receptor and the Proposed scheme means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.
047.2.004: View west from dwellings on Breakspear Road South and Swakeleys Road (close to junction with Harvil Road)	Some glimpsed views of the new landform created from excavated material between Breakspear Road South and Harvil Road will be possible from this location, however, it will be partially screened by the existing vegetation on the adjacent fields and along the road. There will be a change in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the reinstated hedgerows will be established, reinforcing the existing field patterns and masking the underlying landform. The magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 60 of operation, the reinstated hedgerows will be established, reinforcing the existing field patterns and masking the underlying landform. The magnitude of change remains low and will result in minor adverse effects.
047.2.005: View north and north-west from Brackenbury House, Farm and associated properties off Breakspear Road, Ickenham	Some glimpsed views of the new viaduct over Breakspear Road South will be possible from this location, however, they will be mostly screened by the existing vegetation along the CML. Farmland to the west of Breakspear Road will be reinstated to the previous condition. There will be a change in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the lack of mitigation planting between the receptor and the Proposed scheme means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.	By year 60 of operation, the lack of mitigation planting between the receptor and the Proposed scheme means that effects will be unchanged. The magnitude of change remains low and will result in minor adverse effects.
047.2.006: View west from residential properties on Breakspear Road South	Some glimpsed views of the new landform created from the excavated material will be possible from this location, however, it will be partially screened by the existing vegetation in the adjacent fields and along the road. Residents in properties close to Copthall Farm will be more aware of the loss of existing hedgerows and the new landform although partially screened by existing buildings and retained vegetation. Changes in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the reinstated hedgerows will be established, reinforcing the existing field patterns and masking the underlying landform. The magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 60 of operation, the reinstated hedgerows will be established, reinforcing the existing field patterns and masking the underlying landform. The magnitude of change remains low and will result in minor adverse effects.
048.2.001: View south-west from residential properties on Whiteheath Avenue, Glenhurst Avenue, Ravenscourt Close and Larkspur Close	No views of the new railway tracks, junction over Breakspear Road South or the viaduct over River Colne valley due to the screening effect of intervening existing vegetation and residential properties. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086) summer
	Winter	Summer	summer	
048.2.002: View south-west from residential properties at Old Priory	No views of the new railway tracks, junction over Breakspear Road South or the viaduct over River Colne valley due to their long distance from receptors and the screening effect of intervening existing vegetation and residential properties. No further assessment required.	No further assessment required.	No further assessment required.	No further assessment required.
048.3.003: View south-west from PRoW (Footpath U45 Celandine Route)	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation, the further growth and maturity of the proposed planting along the embankment will provide substantial screening of the Proposed Scheme, meaning effects on this viewpoint will not be significant. Consequently, the magnitude of change is considered to be low and will result in minor adverse effects.
048.2.004: View south and west from residential properties on Breakspear Road South and Glovers Grove	No views south of the new railway tracks, junction over Breakspear Road South or the viaduct over River Colne valley are likely due to their long distance from receptors and the screening effect of intervening existing vegetation and residential properties. Views west towards the sustainable placement area for excavated material will be largely filtered by the existing hedgerow vegetation. The low magnitude of change, assessed alongside the high sensitivity of the receptor, will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	In year 15 of operation, the mitigation planting associated with the sustainable placement area will be established integrating the landform into the landscape. Consequently, the magnitude of change will be negligible and will result in negligible effects.	In year 60 of operation the mitigation planting associated with the sustainable placement area will be more mature further integrating the landform into the landscape. Consequently, the magnitude of change remains negligible and will result in negligible effects.
048.2.005: View south from Oak Farm, Square Orchard and associated residential properties (Breakspear Road South, north of the CML), and PRoW (Footpath U43)	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, although planting along the embankment will have matured, providing some screening, the top of the embankment with the noise fence barriers will remain clearly visible beyond. The low magnitude of change will result in minor adverse effects.	By year 60 of operation, the further growth and maturity of the proposed planting along the embankment will provide substantial screening of the Proposed Scheme. The low magnitude of change will result in minor adverse effects.
048.2.006: View west from The Homestead on Fine Bush Lane	There will be filtered views of the excavated material placed at the sustainable placement site visible from the upper floor window of The Homestead, partially screened by the intervening trees and hedgerows on the property boundary and along Breakspear Road South. There will be a change in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing some screening. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.	By year 60 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing further screening. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.
048.2.007: View west and south-west from Rose Farm House and PRoW (Footpath U38) connecting Breakspear Road South with Newyears Green Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing some screening. Consequently, the magnitude of change is considered to be low and will result in minor adverse effects.	By year 60 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing further screening. Consequently, the magnitude of change is considered to be low and will result in minor adverse effects.
049.3.006: View east from the PRoW (Footpath U49) between Harvil Road and Breakspear Road South, to the south of the CML	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting established on the slopes of the cutting as part of the Proposed Scheme will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.	By year 60 of operation, planting established on the slopes of the cutting as part of the Proposed Scheme will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to being not significant. The low magnitude of change will result in minor adverse effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086) summer
	Winter	Summer	summer	
049.2.007: View north and east from dwelling on Harvil Road and from Harvil Road (illustrated on LV-01-224 (Volume 2, CFA6 Map Book))	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting established on the slopes of the cutting and between the Copthall Covert and the CML as part of the Proposed Scheme will have matured, providing additional screening to the elements of the Proposed Scheme. The low magnitude of change will result in minor adverse effects.	By year 60 of operation, planting established on the slopes of the cutting and between the Copthall Covert and the CML as part of the Proposed Scheme will have matured further, providing additional screening to the elements of the Proposed Scheme. The low magnitude of change will result in minor adverse effects.
050.3.001: View south from Newyears Green Lane and PRoW (Bridleway U42)	There will be filtered views of the proposed cutting, mostly screened by the intervening dense vegetation along the PRoW (Bridleway U42). There will be a change in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide additional screening, the magnitude of change is considered to remain negligible meaning overall the effect will be minor adverse.	There will be filtered views of the Proposed Scheme in year 15 of operation due to existing dense vegetation along the PRoW (Bridleway U42) and proposed mitigation planting to the west screening views towards the Proposed Scheme. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.	There will be filtered views of the Proposed Scheme in year 60 of operation due to existing dense vegetation along the PRoW (Bridleway U42) and proposed mitigation planting to the west screening views towards the Proposed Scheme. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.
050.2.003: View north from St Leonard’s Farm, Pylon Farm, Highview Farm, Elm Tree Farm and Waste Transfer Station	There will be filtered views of the excavated material placed at the sustainable placement site visible through the existing mature vegetation, outbuildings and associated farm machinery at St. Leonard’s Farm. Views of the new excavated material placed at the sustainable placement site from Pylon Farm, Highview Farm, Elm Tree Farm and Waste Transfer Station will be mostly obscured by the intervening trees and hedgerows along Newyears Green Lane. There will be a change in the view largely filtered by intervening vegetation and built form, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing some screening. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.	By year 60 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing further screening. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.
050.2.004: View west and north-west from four dwellings on Newyears Green Lane and from two PRoW (Footpaths U36 and U37) connecting Bayhurst Wood with Newyears Green Lane	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing some screening. Consequently, the magnitude of change is considered to be low and will result in minor adverse effects.	By year 60 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing further screening. Consequently, the magnitude of change is considered to be low and will result in minor adverse effects.
050.2.005: View north from New Years Green Farm on Newyears Green Lane	There will be filtered views of the excavated material placed at the sustainable placement site visible from the New Years Green Farm and mobile homes. Views will be mostly screened by the dense existing mature vegetation along Newyears Green Lane. There will be a change in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing some screening. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.	By year 60 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing further screening. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086) summer
	Winter	Summer	summer	
050.2.006: View south from Willow Tree Farm and Willow Tree Camp and Training Centre	There will be partially screened views from Willow Tree farm towards the excavated material placed at the sustainable placement site located to the south of the farm. Views from Willow Tree Camp and Training Centre will be mostly obscured by the dense mature hedgerows and trees along Breakspear Road North and arable fields and pastures beyond. There will be a change in the view largely filtered by intervening vegetation, or viewed obliquely from the visual receptor therefore the magnitude of change is considered to be low. Assessed alongside the high sensitivity of the receptor, this will result in minor adverse effects.	In summer of year 1 of operation, although existing deciduous vegetation will provide some additional screening, the magnitude of change is considered to remain low meaning overall the effect will be minor adverse.	By year 15 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing some screening. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.	By year 60 of operation, the proposed woodland planting to the west of the sustainable placement site and reinstated hedgerows and field patterns to the east of the site will have matured, providing further screening. Consequently, the magnitude of change is considered to be negligible and will result in negligible effects.
050.3.007: View south-east from Bayhurst Wood Country Park and from Hillingdon Trail (Footpath U86)	No views of the excavated material placed at the sustainable placement site will be possible from Bayhurst Wood due to the dense existing vegetation within the wood screening views towards the Proposed Scheme. No further assessment required	No further assessment required	No further assessment required	No further assessment required
052.6.003: View south from Dogs Trust Harefield including Highway Farmhouse grade II listed	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Filtered views through roadside hedgerows and field boundaries to the southern approach embankment and viaduct over River Colne valley. The low magnitude of change, assessed alongside the low sensitivity of the receptor, will result in minor adverse effects.	By year 60 of operation, planting established on the boundaries as part of the Proposed Scheme will have matured, providing additional screening to the elements of the Proposed Scheme. This will reduce effects to negligible.

Part 5 References

Mayor of London (2012), *London View Management Framework Supplementary Planning Guidance*.

Alan Baxter, Sheils Flynn (2011), *London’s Natural Signatures: The London Landscape Framework*, Natural England.